



**\$310,590.00**

**14868 PRICKLY PEAR CV, MAGNOLIA, TX  
77354, USA**

<https://test.houston-re.com>



Exceptional Open Concept 2 story 4 bedroom home with gameroom!! Two bedrooms down!! Features Include Open Concept living w/large dining room open to family room & kitchen! Primary bathroom suite offers huge walk in closet! Features include 30" Flat panel maple cabinets w/crown molding, exotic granite, 4 burner gas cooktop w/SS appliances, tile wall surrounds [...]

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## **Rooms & Units Description**



**Property title:** 40555 Birch Shadow Court Magnolia Texas 77354

**Photo Count:** 23

**Additional School:** BEAR BRANCH INTERMEDIATE SCHOOL

**Green Certification:** Home Energy Rating/HERS

**Room Count:** 4

**HOA Mandatory:** 1

**Original List Price:** 308990.00

## Property Details

**Parcel Number:** NA

**Style:** Traditional

**Builder Name:** DR Horton

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

**Lot Description:** Greenbelt,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 142.93

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Vinyl

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Covered Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** Attic Vents,Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Other Energy Features,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Brick,Cement Board

**Interior:** Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Microwave:** 1



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# Fees & Taxes

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 200

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# Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-06-12T14:50:24.097

**Completion Date:** 2023-02-28

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# Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 36 - Magnolia

**Directions:** Take I-45N, Exit FM1488 - go West. Pass FM2978, traveling approx. 5 miles. Mill Creek Community is located on your right just pass Magnolia High School at Mill Creek Rd

**School Elementary:** MAGNOLIA PARKWAY ELEMENTARY SCHOOL

**School Middle:** BEAR BRANCH JUNIOR HIGH SCHOOL

**School High:** MAGNOLIA HIGH SCHOOL

**Subdivision:** MILL CREEK

**Geo Market Area:** Magnolia/1488 West

**State:** Texas

**Zip:** 77354

**City:** Magnolia

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# Miscellaneous



**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer  
Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Range

**DOM:** 196

**Realist Block:** Deed Restrictions,Restricted

**Disclosures:** Mud

**Finance Available:** Cash  
Sale,Conventional,FHA,VA

**Legal:** Lot 14 Block 5 Section 5

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## Courtesy of

**List Office Name:** D.R. Horton Homes

